



CITY OF SAN ANTONIO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

TO: All Planning and Development Services Department Customers

SUBJECT: **INFORMATION BULLETIN 170**
Swimming Pool Permits

DATE: January 8, 2010

The Planning and Development Services Department (PDSD) has developed this information bulletin to describe the process and some of the minimum requirements for obtaining swimming pool permits.

I. Residential Swimming Pools

Where a residential swimming pool is installed on the lot of a one- or two-family dwelling, the applicant is to submit the following to PDSD:

- a. A completed "General Repair/Residential Permit Application" signed and dated by the applicant.
- b. A site plan drawn to scale showing the dimensions and size of the lot, the location of the existing structure(s), easements and the proposed location of the residential swimming pool. The site plan shall also show the location of the required barrier as prescribed in 2009 *International Residential Code* (IRC), Section AG105 ([see attachment for summary of requirements](#)).

The residential swimming pool application will be reviewed and issued over the counter generally on the same day of the application. Once the permit is approved, paid for and issued, the applicant may begin construction of the swimming pool and its associated required barrier(s). The applicant shall ensure that proper trade permits are obtained as needed (i.e., electrical, plumbing, etc), that licensed contractors perform the work and that required inspections are scheduled through PDSD.

II. Commercial Swimming Pools

Where a public or semi-public swimming pool is to be installed, the applicant is to submit a commercial building permit application as outlined in **Information Bulletin 103**. Per Chapter 15, Article VIII of the City Code, public or semi-public swimming pools are defined as follows:

- *Public swimming pool*: any swimming pool, spa or sauna which is open to the general public.
- *Semipublic swimming pool*: (1) Any privately owned swimming pool or spa which is open to the general public for a fee; or (2) Any swimming or wading

pool, spa or sauna, serving a private club, motel, hotel, apartment building, school, child care facility, recreational or physical fitness facility, institution, home owner's association, or other similar activity or structure, the use of which is limited to members, residents, students, or clients and their guests.

Public or semi-public swimming pools located outdoors and on ground level are processed and reviewed through the Minor Plans Team and are generally assigned a ten (10) calendar day turnaround for initial reviews. Public or semi-public swimming pools located inside a building or on a building roof are generally assigned a twenty (20) day turnaround for initial reviews. During the review process, the applicable review disciplines will review the proposed swimming pool for compliance with the applicable City codes (Building Code, Health Code, Stormwater/Flood Plain regulations, Fire Code, etc.). Once the permit is approved, paid for and issued, the applicant may begin construction of the swimming and associated required barrier(s). The applicant shall ensure that proper trade permits are obtained as needed (i.e., electrical, plumbing, etc), that licensed contractors perform the work and that required inspections are scheduled through PDSO.

Applicants should refer to the following websites to identify the applicable code requirements for swimming pools:

- Metro Health - <http://www.sanantonio.gov/HEALTH/EnvHealthDiv-Pools.html>
- Building-Related Codes - <http://www.sanantonio.gov/dsd/codes.asp>
 - 2009 *International Building Code* with local amendments
 - 2009 *International Plumbing Code* and the 2009 *International Fuel Gas Code* with local amendments
 - 2009 *International Fire Code* with local amendments
 - 2009 *International Energy Conservation Code* with local amendments
 - 2008 *National Electrical Code* with local amendments

To assist you in your design and submittal, please note the following list of common denial comments for public or semi-public swimming pool applications:

- Failure to include gas piping plan for pool heater in construction document submittal (i.e., distance to source, btu load, pipe size, etc).
- Proposed pool barrier does not meet applicable requirement of 2009 IBC and/or City health code.
- Incomplete electrical information in construction document package (e.g., missing existing configuration of/or demand at electrical equipment).
- Lack of adequate information regarding proposed lighting in and around pool (e.g., fixture location, fixture type, fixture bonding, GFCI protection, etc).
- Proposed pool layout and equipment location drawings provided are not to scale. Therefore, City cannot verify required clearances for equipment, cannot determine required distances for J-boxes, light fixtures, receptacles, items to be included in equipotential bonding grid, etc.

- Insufficient/incorrect information regarding type, quantities and hazard classification of any pool chemicals to be stored/handled on site (see Fire Code).

If you have any questions on this process, please contact a PDSD Building Division Development Services Engineer at **(210) 207-8394**.



CITY OF SAN ANTONIO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

SAFETY BARRIER REQUIREMENTS FOR RESIDENTIAL PRIVATE SWIMMING POOLS

Address: _____ AP No. _____

The City of San Antonio (COSA) requires that private residential swimming pools installed on the lot of a one- or two-family dwelling comply with the 2009 *International Residential Code* (IRC), Appendix G as currently adopted by COSA. As part of these minimum safety requirements, the 2009 IRC requires that residential swimming pools be surrounded by barriers meeting minimum design criteria which are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools. This summary was developed to serve as a reminder to the applicant/contractor of some of the residential swimming pool barrier requirements found in 2009 IRC Appendix G. **This summary is not all inclusive and construction must meet all applicable codes.**

Definitions (Section AG102):

- **Barrier.** A fence, wall, building wall or combination thereof which completely surrounds the swimming pools and obstructs access to the swimming pool.
- **Swimming Pool.** Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground and on ground swimming pools, hot tubs and spas.
- **Residential.** That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

Barrier Requirements (Section AG105.2):

An **outdoor swimming pool**, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier as follows:

- **Top of barrier:** Must be at least 48 inches above grade measured on the side of the barrier that faces away from the swimming pool.
- **Bottom of barrier:** Maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.

- **Openings:** Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
- **Solid barriers:** (e.g., masonry or stone wall) May not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
- **Fences:** See 2009 Appendix G for complete list of requirements for fences.
Chain link: Maximum mesh size for chain link fences shall be a 2 ¼-inch square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1¾ inches.
Diagonal members: (e.g., lattice fence) Maximum opening formed by the diagonal members shall not be more than 1¾ inches.
- **Gates:** Pedestrian access gates shall open outward away from the pool, be self-closing and self-latching. Locks may be used in conjunction with the self-latching device however are not permitted as a substitution for a self-latching device.
- **Self-latching device:** The release mechanism of the self-latching device must be located at least 54" from the bottom of the gate OR the release mechanism must be located on the pool side of the gate at least 3 inches below the top of the gate and the gate and barrier must not have an opening greater than ½ inch within 18 inches of the release mechanism.
- **Dwelling wall used as barrier:** Where a wall of a dwelling serves as part of the barrier, one of the following shall be provided: 1) the pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or 2) doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened (the alarm shall be listed and labeled in accordance with UL 2017 and the deactivation switch(es) shall be located at least 54 inches above the threshold of the door); or 3) other means of protection, such as self-closing doors with self-latching devices, which are approved by the City, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
- **Above-ground pool structure used as barrier:** Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, the ladder or steps shall be capable of being secured, locked or removed to prevent access; or the ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.

Walls surrounding an **indoor swimming pool** shall comply with Section AG105.2, Item 9 (i.e., "**Dwelling wall used as barrier**" section above).